092.0	0010	0007.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,104,600	/	1,104,600
USE VALUE:	1,104,600	/	1,104,600
ASSESSED:	1,104,600	/	1,104,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DRANSFIELD PAUL & IMOGEN
Owner 2:	
Owner 3:	
Street 1:	86 DICKSON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES LLC -
Owner 2:	-
Street 1:	215 LEXINGTON STREET
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains .236 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1957, having primarily Vinyl Exterior and 2865 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10273.000	594,900		509,700	1,104,600
Total Card	0.236	594,900		509,700	1,104,600
Total Parcel	0.236	594,900		509,700	1,104,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.52 /Parcel: 385.52

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 60043

GIS Ref

GIS Ref

Insp Date 08/20/14

!7562!

PREVIOUS ASSESSMENT

Parcel ID 092.0-0010-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	594,900	0	10,273.	509,700	1,104,600		Year end	12/23/2021
2021	101	FV	577,000	0	10,273.	509,700	1,086,700		Year End Roll	12/10/2020
2020	101	FV	576,900	0	10,273.	509,700	1,086,600	1,086,600	Year End Roll	12/18/2019
2019	101	FV	443,000	0	10,273.	517,000	960,000	960,000	Year End Roll	1/3/2019
2018	101	FV	443,000	0	10,273.	385,900	828,900	828,900	Year End Roll	12/20/2017
2017	101	FV	443,000	0	10,273.	349,500	792,500	792,500	Year End Roll	1/3/2017
2016	101	FV	443,000	0	10,273.	335,000	778,000	778,000	Year End	1/4/2016
2015	101	FV	292,500	0	10,273.	284,000	576,500	576,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:47:00

LAST REV

Date	Time
11/13/19	09:06:47
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7562

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	65271-545		4/27/2015		834,000	No	No		
BROWN SALLY K/T	63615-134		5/15/2014	Change>Sale	526,000	No	No		
BROWN DENNIS	30556-109		8/18/1999	Convenience	1	No	No		
	13463-18		6/1/1978		48,500	No	No		Y

USER DEFINED

Prior Id # 1:	60043
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2019	983	Wood Dec	23,000	C				
7/10/2014	795	Heat App	3,100					
6/10/2014	641	Addition	137,500					
8/19/1992	385		6,700					12X18 WDK + WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2014	Inspected	PC	PHIL C
7/22/2014	Info Fm Prmt	PC	PHIL C
6/26/2014	Info Fm Prmt	PC	PHIL C
12/12/2008	Meas/Inspect	336	PATRIOT
10/25/2000	Hearing N/C	189	PATRIOT
3/11/2000	Inspected	276	PATRIOT
2/4/2000	Measured	264	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10273		Sq. Ft.	Site		0	70.	0.71	5									509,734						509,700	

Total AC/HA:	0.23584	Total SF/SM:	10273	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 509,734	Spl Credit	Total: 509,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1957	Eff Yr Blt:	2014
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10223532
Const Adj.:	1.00999999
Adj $ / SQ:	144.724
Other Features:	115005
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	597277
Depreciation:	2389
Depreciated Total:	594887

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

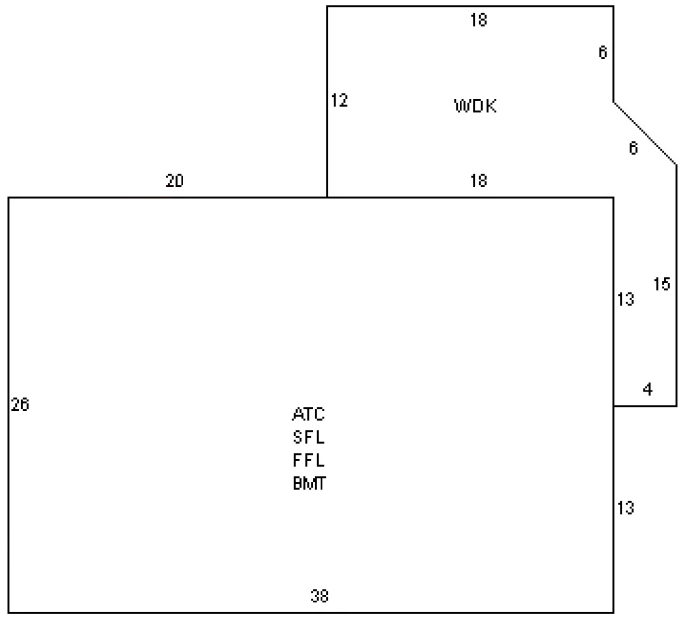
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	159.20
Special Features:	0	Val/Su Net:	165.53
Final Total:	594900	Val/Su SzAd	256.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	988	90.310	89,224
FFL	First Floor	988	144.720	142,987
SFL	Second Floor	988	144.720	142,987
ATC	Attic	346	144.720	50,045
WDK	Deck	284	9.620	2,731

Net Sketched Area:	3,594		Total:		427,974
Size Ad	2321.7999	Gross Area	4236	FinArea	2865

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	90	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

092.0-0010-0007.A

IMAGE

AssessPro Patriot Properties, Inc